



Overseas Buildings Operations

Charles E. Williams

*Director and
Chief Operating Officer*

OBO Industry Day

June 5, 2003

Ronald Reagan Building
and International Trade
Center

Washington, DC



United States Department of State

Our Customers

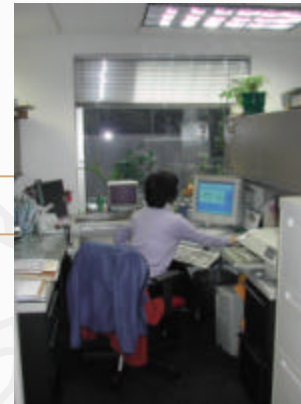
Serve in 260 Cities in 176 Countries

- 57,000 Department of State employees
 - 30% U.S. citizens; 70% foreign nationals
 - 80% based overseas; 20% based in the US
- House over 60,000 USG employees from 25 USG agencies
- Provide facilities to support processing of over 8.4 Million visa applicants per year
- Provide facilities to support U.S. assistance to host country citizens, businesses, and government

DOS Office, Copenhagen



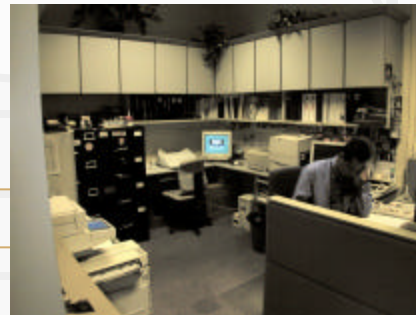
INS Office, Hong Kong



Public Diplomacy, Calcutta



Federal Bureau of Investigation, Kuala Lumpur



Consular Affairs Entrance, Shanghai



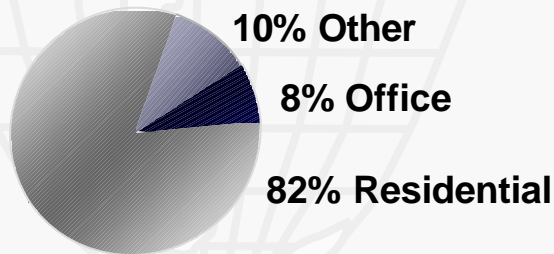
Consular Affairs, Cape Town

Our Facilities

166 Embassies and 85 Consulates/Missions

Department of State's Overseas Property Manager

- \$1.5 Billion Annual Program with \$3.5 Billion under management
- Plan, design, build, operate, and maintain all USG Facilities
- Lease, buy, and sell all property - \$12 Billion
- Over 15,000 Properties, 46.6 Million Square Meters
 - 4,800 U.S. owned or long-term leased properties (2.8 Million Square Meters)
 - 10,690 short-term leased properties
 - 144 Culturally Significant Properties



Ambassador's Residence, Ottawa



Motor Pool Facility, Manila



Staff Housing, Berlin



Staff Housing, Moscow



Staff Housing, Tokyo



Marine Security Quarters, Lima

American Embassy, Pretoria



Culturally Significant Properties



American Embassy
Palazzo Margherita, Rome
2nd Century Fresco Gallery



Seoul Old
American
Legation,
Seoul
Built 1883



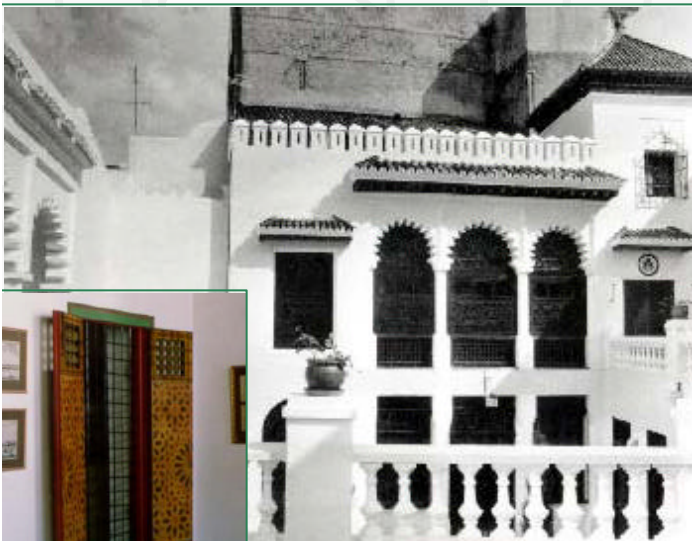
American Embassy
Schoenborn Palace, Prague
Built 15th Century



Ambassador's Residence, Tokyo
Built 1930
General MacArthur and Emperor Hirohito meeting, 1945



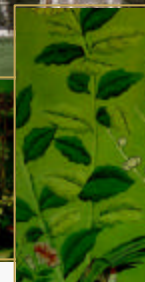
Hôtel de Talleyrand, Paris
Built 18th Century
Headquarters for the Marshall Plan, 1949



Tangier Old Legation, Tangier
First property acquired by the USG for a diplomatic mission



Ambassador's Residence
Winfield House, London
Built 1936



Ambassador's Residence
Palacio Bosch, Buenos Aires
Built 1917



Newly Constructed Properties



American Embassy Tunis



American Embassy Kampala



American Embassy Nairobi



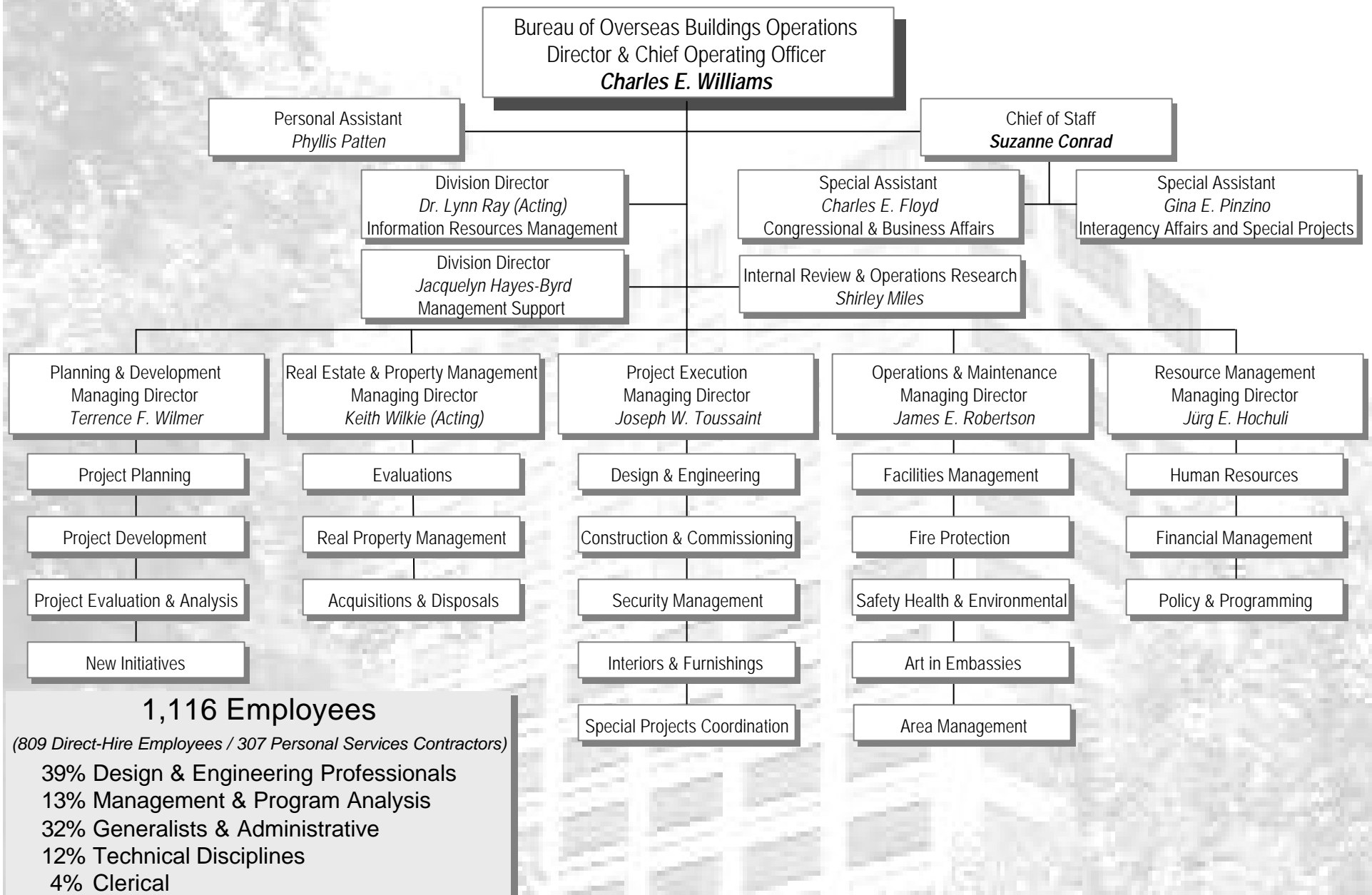
American Embassy Dar es Salaam



Capital & Major Construction

- 150 New Embassy & Consular Compounds; Capital Cost \$17.5 Billion; Funded over 14 Years
- 22 New Facilities in Design and Construction Phase
- 66 Rehabilitation Projects Underway (\$436 Million)
- 53 Rehabilitation Projects Planned for FY03 Execution (\$85 Million)
- 55 Capital Security Construction Projects in our Long-Range Plan through FY08

Our Organization



Our Mission

- Results-Based Operations
- Critical Best Practices
 - Standard Embassy Design (SED)
 - Integrated Design Review (IDR)
 - Design/Build Project Delivery
 - Program Performance Review (PPR)
 - Industry Advisory Panel (IAP)

Water Quality
Testing &
Treatment
and Hazard
Abatement



Historical
Preservation
& Restoration

Planning, Design & Construction of
New Facilities and Renovation of
Existing Facilities



Structural
Design &
Repairs



Elevator Design,
Repair & Replacement
Services



Roof, Waterproofing and
Building Façade Design,
Repair & Replacement
Services



Fire, Life,
Health, and
Safety
Services



Underground
Fuel Storage
Tank
Upgrades &
Replacements



Our Partnership with Industry

Fiscal Year 2002

	# of Contracts		# of Contracts
• Construction Contracts		• Small Business	
– New Contracts	21	– Disadvantaged	376
– Task Orders <i>(asbestos abatement, energy conservation, water treatment, mechanical and electrical upgrades, small projects)</i>	58	– HubZone	10
– Roofs	20	– 8(a)	106
– Purchase Orders <i>(stipends, court reporting)</i>	4	– Woman-owned	88
• A/E Contracts		– Veteran-disabled	32
– New Contracts	3	– Veteran-owned	105
– Task Orders	204		
– Purchase Orders	19		
• Supplies and Services			
– Personal Services	68		
– Purchase Orders	685		
– Other Orders	725		

In FY2002, 47% of DoS contract dollars were awarded to small / disadvantaged businesses



THE PRESIDENT'S MANAGEMENT AGENDA

"Government should be market-based — we should not be afraid of competition, innovation, and choice. I will open government to the discipline of competition."

— George W. Bush

Contract Category	Fiscal Year 2003	Fiscal Year 2004
Capital Projects	\$550.0	\$678.0
Compound Security Projects	\$128.7	\$100.0
Maintenance & Improvements Projects	\$64.0	\$64.7
Facility Rehabilitations	\$82.5	\$46.0
Information Technology	\$12.0	\$13.2
Fire Protection Services	\$5.4	\$5.2
Energy Conservation & Alternate Energy	\$3.9	\$2.0
Management Support Services	\$2.5	\$2.5
Safety, Health & Environmental Services	\$1.0	\$1.0
Seismic Assessments & Evaluations	\$0.8	\$0.7
Total (\$ in Millions)	\$850.8	\$913.3

Contractor Excellence

- Focused on execution of the highest order; treat your promises as commitments
- Deliver highest quality goods and services effectively and efficiently
- Have a "Can do" attitude
- No excuses; be problem solvers
- Have a strong sense of urgency
- Poised to rapidly adapt to change
- Committed to learning from both failures and successes and have pride in their accomplishments
- Expect the best from yourselves — we will

Your OBO Contacts

Department of State Office of Logistics Management & Acquisitions Facilities Design and Construction Division

Architectural-Engineering Contracting Branch

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EXHIBITORS

- A** Planning & Development
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- C** Design & Engineering
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- D** Security Management / Diplomatic Security
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China Posts



New Embassy Compound - Beijing, China



Phased Approach

Beijing:

- Full funding approved
- Architectural/Engineering firm selected
- Site acquired
- General Contractors pre-qualified
- Conditions of Construction Agreement (COCA) being negotiated
- Design approaching 60% completion

Guangzhou:

- Site acquired
- Funding in Long-Range Plan

Shanghai:

- Funding in Long-Range Plan